



## 550 Fillmore Ave

Tonawanda, New York 14150

### Property Highlights

- Industrial / Warehouse Space
- Versatile for warehouse, storage, or light manufacturing
- Undergoing full renovation
- Ceiling heights range from 12' to 17'
- Ground-level garage doors and shared loading docks
- Flexible configurations with open areas and offices
- Mezzanine space available in some units
- Established in 1970
- Zoned M-1 for versatile use

### Offering Summary

|                       |                   |
|-----------------------|-------------------|
| <b>Sale Price:</b>    | \$4,500,000       |
| <b>Lease Rate:</b>    | \$8 SF/yr (MG)    |
| <b>Building Size:</b> | 50,000 SF         |
| <b>Available SF:</b>  | 5,000 - 50,000 SF |
| <b>Lot Size:</b>      | 57,261 SF         |

### For More Information

**Chadd Soto**

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|                                  |             |
|----------------------------------|-------------|
| <b>Property Type</b>             |             |
| <b>Property Subtype</b>          | Flex Space  |
| <b>APN</b>                       | 39.46-2-3.1 |
| <b>Building Size</b>             | 48,916 SF   |
| <b>Lot Size</b>                  | 57,261 SF   |
| <b>Building Class</b>            | C           |
| <b>Year Built</b>                | 1970        |
| <b>Ground Level Doors</b>        | 6           |
| <b>Number of Loading Docks``</b> | 4           |

## Industrial / Warehouse Space

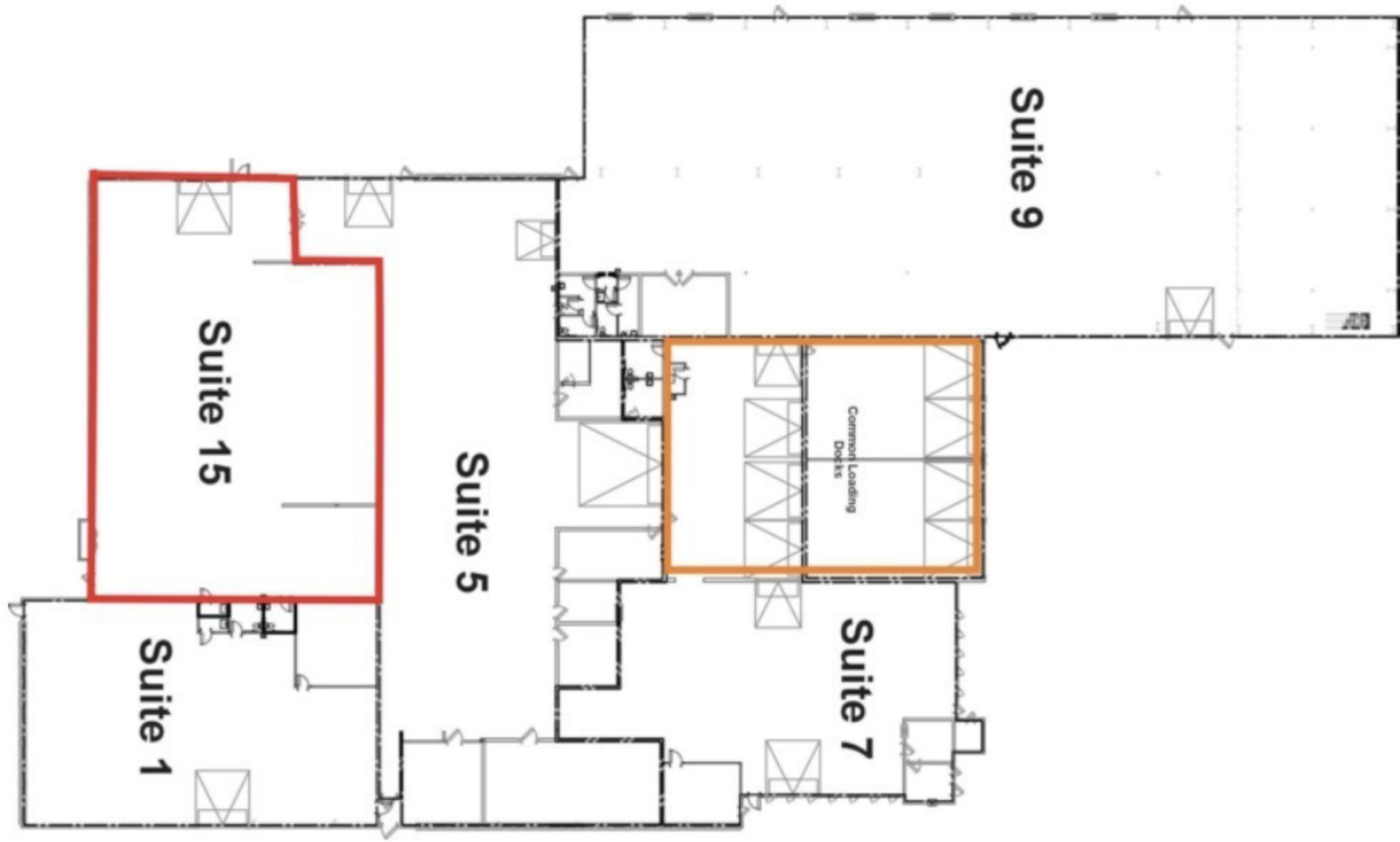
Introducing 550 Fillmore Ave, Tonawanda, NY, a prime investment opportunity for Industrial/Manufacturing investors. This expansive 50,000 SF building, dating back to 1970, offers a solid foundation for growth and expansion. Zoned M-1, it provides versatile options for industrial use. The property's strategic location in Tonawanda promises convenient access to key transportation arteries, enhancing operational efficiency. With its significant size, historical character, and versatile zoning, this property presents an unmissable chance to establish or expand manufacturing operations in a well-connected, prime location.





# For Sale & Lease

Industrial Space  
\$8 SF/yr  
\$4,500,000



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**NAMcGuire**

**For Sale & Lease**

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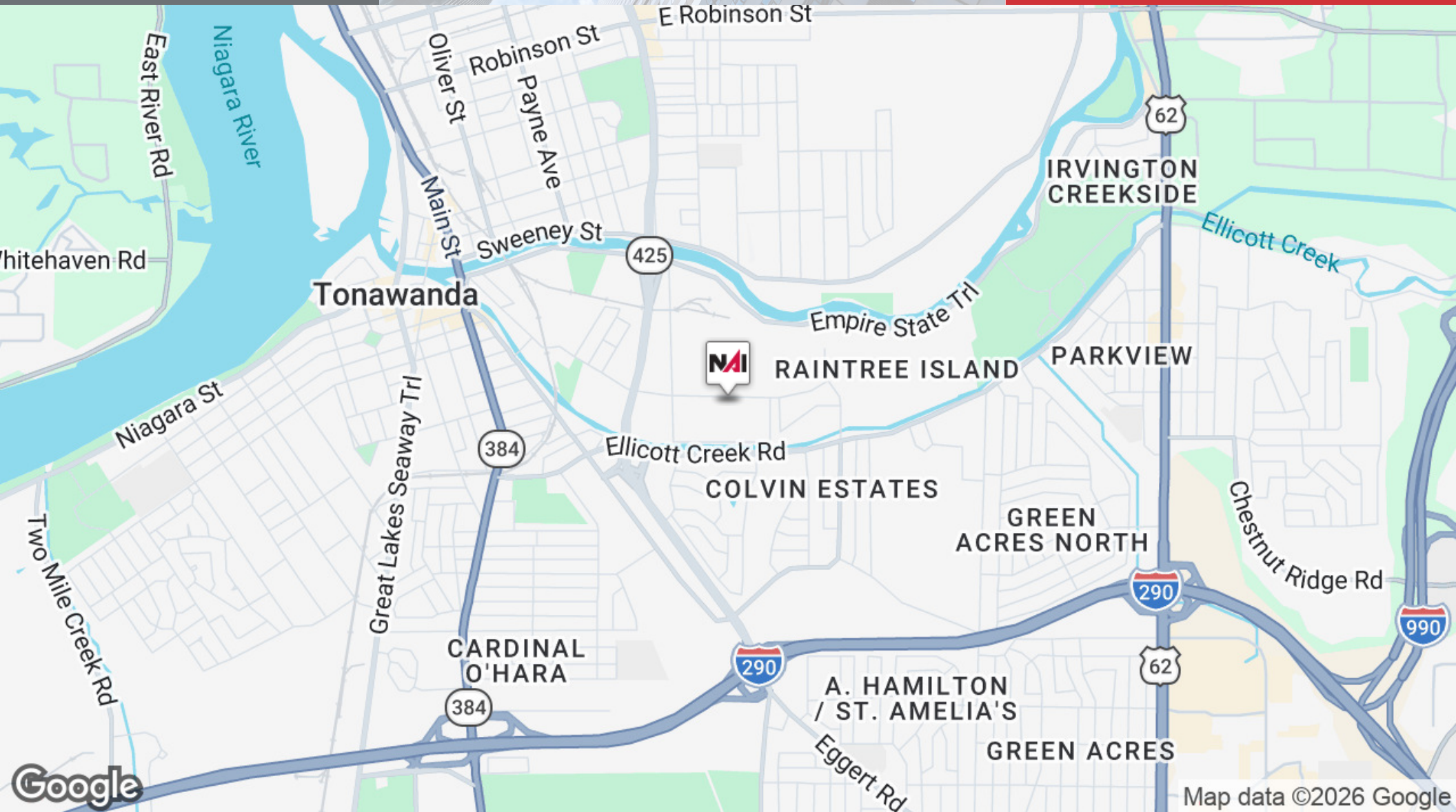


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**NAI**McGuire

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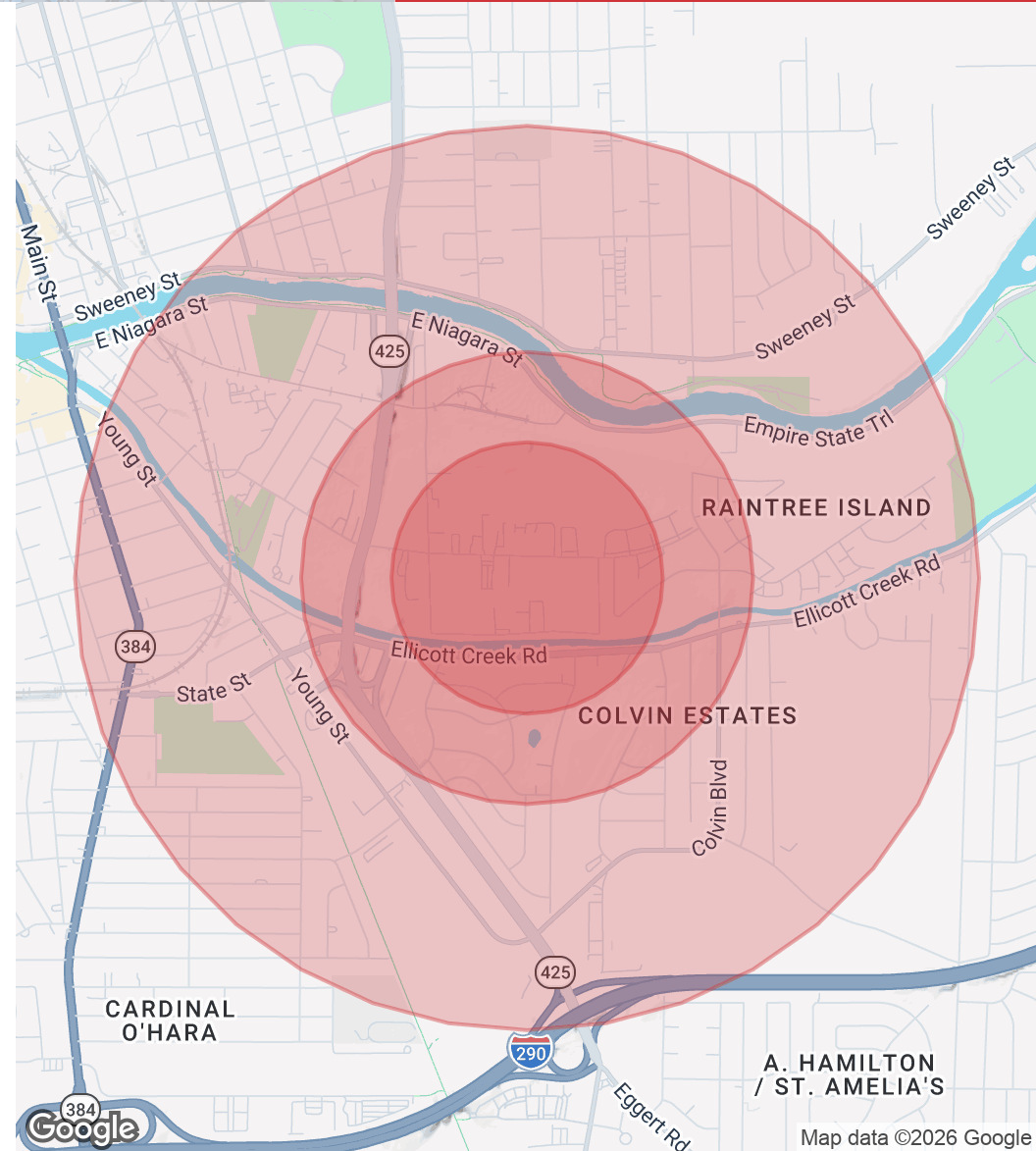
## Population

|                      | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 256       | 1,616     | 9,836  |
| Average Age          | 41        | 42        | 43     |
| Average Age (Male)   | 41        | 41        | 42     |
| Average Age (Female) | 41        | 42        | 44     |

## Households & Income

|                     | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 138       | 824       | 4,796     |
| # of Persons per HH | 1.9       | 2         | 2.1       |
| Average HH Income   | \$78,169  | \$85,989  | \$85,817  |
| Average House Value | \$243,648 | \$231,921 | \$229,031 |

2020 American Community Survey (ACS)



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